FORM D

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UNITED STATES EURITIES AND EXCHANGE COMMISSIONS Washington, D.C. 20549

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FORM D

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OMB Number:

Expires:

3235-0076

May 31, 2005

DEC INOTIGE OF SALE OF SECURITIES PURSUANT TO REGULATION D, ÉSÉCTION 4(6), AND/OR IFORM LIMITED OFFERING EXEMPTION

Name of Offering (check if this is an amendment and name has changed, and indicate change.) Yuma Palms 1031, DST Filing Under (Check box(es) that apply): ■ Rule 504 ☐ Rule 505 X Rule 506 ☐ Section 4(6) □ ULOE Type of Filing: ☐ New Filing A. BASIC IDENTIFICATION DATA 1 Enter the information requested about the issuer Name of Issuer (check if this is an amendment and name has changed, and indicate change.) Yuma Palms 1031, L.L.C. (Number and Street, City, State, Zip Code) Address of Executive Offices Telephone Number (Including Area Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 (630) 218-4916 Telephone Number (Including A'ddress of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices) Erief Description of Business JAN 0 9 2007 The acquisition and sale of real property held by a Delaware statutory trust. Type of Business Organization THOMSON corporation limited partnership, already formed other (please specify): FINANCIAL business trust limited partnership, to be formed limited liability company Month Year Actual or Estimated Date of Incorporation or Organization: 0 6 ■ Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada: FN for other foreign jurisdiction) DE

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted IJLOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

> Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

1 of 10

		A. BASIC IDENTI	FICATION DATA	··· ····							
2. Enter the information requ	ested for the followi	ng:		-							
· Each promoter of the is	suer, if the issuer has	been organized within the	past five years;								
• Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;											
Each executive officer	and director of corpo	rate issuers and of corpora	te general and managing par	tners of partnership	p issuers; and						
Each general and mana	Each general and managing partner of partnership issuers.										
Check Box(es) that Apply:	☑ Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)										
Inland Real Estate E	xchange Corpora	ation		•							
Eusiness or Residence Addres			***								
2901 Butterfield Roa	ad, Oak Brook, Il	llinois 60523									
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)										
Yuma Palms Exchar	nge, L.L.C.										
Business or Residence Addres	-	t, City, State, Zip Code)									
2901 Butterfield Roa	•	, ,									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	General and/or						
in the state of th	Z Tromoter	Denencial Owner	Executive Officer	☐ Director	Managing Partner						
Full Name (Last name first, if	individual)										
Inland Continental P	roperty Manager	nent Corporation									
Business or Residence Addres											
2901 Butterfield Roa	d, Oak Brook, Il	linois 60523									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)				 						
Business or Residence Addres	s (Number and Stree	t. City. State. Zin Code)			<u> </u>						
·	- (,,,,p,									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)										
Business or Residence Addres	s (Number and Stree	t, City, State, Zip Code)	The first of the f								
 -	-	•									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	Director	☐ General and/or Managing Partner						
Full Name (Last name first, if	individual)			-							
Business or Residence Addres	s (Number and Stree	t, City, State, Zip Code)									
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)										
		<u> </u>									
Business or Residence Addres	s (Number and Street	t, City, State, Zip Code)									

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

				В,	INFORMA	ATION AB	OUT OFFE	RING				
l', Has	the issuer	sold, or doe					d investors in 2, if filin		-		Yes	No ⊠
2. Wh	at is the mir	nimum inv	estm e nt tha	it will be a	ccepted fro	m any indi	vidual?	•••••	••••••		\$	863,118*
3. Doe	es the offeri	ng permit j	oint owner	ship of a si	ingle unit?.						Yes	No
" com offe and	er the information or	similar ren erson to be ate or state	nuneration listed is and s, list the n	for solicitant associated associa	tion of pur d person or broker or	chasers in agent of a dealer. If n	connection broker or one nore than fi	with sales dealer regis ve (5) pers	of securities stered with sons to be li	the SEC isted are		
	ame (Last n aith, Rober		f individua	1)								
	ss or Reside		•			•	de)					
	05 S.W. Not of Associate			0, Beaver	rton, OR 9	7008						
	ookstreet Se		n Dealei									
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)										All States		
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	(HI)	[ID]
[IL]	· [IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT] [RI]	[NE] [SC]	[NV] [SD]	[NH] [TN]	[NJ] [TX]	(NM) (UT)	[NY] [VT]	[NC] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	[<u>0R]</u> [WY]	[PA] [PR]
Full Na	Full Name (Last name first, if individual)											
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	ss or Reside 80 Civic D				-	ite, Zip Co	ne)					
	of Associate		or Dealer									
States i	n Which Po	erson Liste					sers					11 C+ /
[AL]	eck "All St	ates or cn	ECK INGIVIO	iuai States) [<u>GA</u>]	[CO]	[CT]	[DE]	[DC]	[FL]			ll States [ID]
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[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
	nme (Last n vid J. Mod		f individua	l)								
	ss or Reside		-			-	de)					· · · · · · · · · · · · · · · · · · ·
Name o	of Associate	ed Broker o	or Dealer									
	C Securities	·		dand on the		inia Dougl		·				
(Ch	n Which Pe eck "All St				*************					•••••	🔲 A	Il States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[]IL] []MT]	[IN] [NE]	[IA] [NV]	[KS] [NH]	[KY] [NJ]	[LA] [NM]	[ME] [NY]	[MD] [NC]	[MA] [ND]	[MI] [OH]	[MN] [OK]	[MS] [OR]	[MO] [PA]
(RI)	[SC]	[SD]	(<u>FN</u>)	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company, in its sole discretion.

				В.	INFORMA	ATION AB	OUT OFFE	RING				
1. Has	the issuer	sold, or doe			sell, to non				•		Yes	No M
2. Wh	at is the mi	nimum inve	estment tha	it will be a	ccepted fro	m any indi	vidual?	***************************************			<u>\$</u>	863,118*
2. Does the offering permit joint ownership of a single unit?									•••••	Yes ⊠	No □	
con offe and	er the information or cring. If a poor with a sociated pers	similar ren erson to be tate or state	nuneration listed is ares, list the n	for solicitant associated the same of the	ition of pur d person or broker or	chasers in agent of a dealer. If n	connection broker or on nore than fi	with sales dealer regis ve (5) pers	of securition tered with ons to be li	the SEC sted are		
•	ame (Last n arles A. S		f individua	1)								
Busine	ss or Resid	ence Addre			-	te, Zip Co	de)					
	48 E. Base			Mesa, AZ	85204	 						
	of Associat Global Cap											
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)												
AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]
Eull Na	ame (Last n	ame first, i	f individua	1)								
:Busine	ss or Resid	ence Addre	ss (Numbe	r and Stree	et, City, Sta	te, Zip Co	de)	·-	·		. 	
,Name	of Associate	ed Broker o	or Dealer									
	in Which Poeck "All St					icit Purcha	sers				🔲 A	II States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
(IL)	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT] [RI]	[NE] [SC]	(NV) [SD]	[NH] [TN]	[NJ] [TX]	(MM) [UT]	[NY] [VT]	[NC] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	[OR] [WY]	[PA] [PR]
Full Na	ame (Last n	ame first, i	f individua	1)								
Busine	ss or Resid	ence Addre	ss (Numbe	r and Stree	et, City, Sta	te, Zip Co	de)					
Name	of Associate	ed Broker o	or Dealer				·					
States i	n Which Pe eck "All St	erson Liste ates" or ch	d Has Solic eck individ	cited or Intellual States)	ends to Sol	icit Purcha	sers				🗌 A	Il States
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	(CO) (LA) (NM) (UT)	[CT] [ME] [NY] [VT]	(DE) [MD] [NC] [VA]	[DC] [MA] [ND} [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]

^{*} A smaller amount may be accepted by the company, in its sole discretion.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

Type of Security		ggregate ering Pri		An	nount Already Sold
Debt	\$	-0-	_	\$	-0-
Equity	S	- 0-		\$	-0-
☐ Common ☐ Preferred		-			
Convertible Securities (including warrants)	\$	-0-	_	<u>s</u>	-0-
Partnership Interests	\$	-0-		\$	-0-
Other (Specify Individual beneficial interests in Delaware statutory trust)	\$ 4	12,292,800)	\$ 4	1,560,083.67
Total	\$ 4	12,292,800	-	\$	4,560,083.67
Answer also in Appendix, Column 3, if filing under ULOE.					
Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Number nvestors		D	Aggregate ollar Amount of Purchases
Accredited Investors		5		\$	4,560,083.67
Non-accredited Investors		-0-		\$	-0-
Total (for filings under Rule 504 only)	•			<u> </u>	
Answer also in Appendix, Column 4, if filing under ULOE.			_		
If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1.					
Type of Offering		Type of Security		D	ollar Amount Sold
Rule 505		***		<u>\$</u>	
Regulation A				<u>s</u>	
Rule 504	·			<u>s</u>	
Total	·			S	
a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		·			
Transfer Agent's Fees	••••••	••••••	\boxtimes	\$	-0-
Printing and Engraving Costs	,		Ø	<u>\$</u>	-0-
Legal Fees		•••••	×	\$	185 ,000
Accounting Fees	,	•••••	\boxtimes	\$	-0-
Engineering Fees			Ø	\$	-0-
Sales Commission (specify finders' fees separately)			Ø	\$	2,563,200
Other Expenses (identify) Marketing			Ø	\$	427,200
Total			×	\$	3,175,400

	C OFFERING PRIC	E MILIMOED OF INVESTORS SYDENSES AND US	E OE BROCEERS			
b.	Enter the difference between the aggregand total expenses furnished in response gross proceeds to the issuer."	ate offering price given in response to Part C – Question 4.a. This difference is the "action of the proceeds to the issuer used or proposed to be used."	estion l djusted	\$ 39,117,400		
i.	each of the purposes shown. If the amou check the box to the left of the estimate. gross proceeds to the issuer set forth in r					
			Payments to Officers, Directors & Affiliates	Payments To Others		
				\$ 243,600		
	Purchase of real estate		. 🗆 <u>\$</u>	\$ 33,549,450		
	· Purchase, rental or leasing and insta	llation of machinery and equipment	. 🗆 <u>\$</u>	<u> </u>		
	Construction or leasing of plant buil	. 🗆 <u>\$</u>	<u> </u>			
	Acquisition of other businesses (incleoffering that may be used in exchange pursuant to a merger)	. 🗆 <u>\$</u>	<u> </u>			
) .)	Repayment of indebtedness		. 🗆 s			
	:					
11		0&O Expenses, Bridge Financing Fees, s	\$ 493,350	\$ 4,005,000		
	Column Totals		•			
	Total Payments Listed (column total	ls added)	. 🛛 💆 <u>s</u>	39,117,400		
	ı .	D. FEDERAL SIGNATURE				
fálle	owing signature constitutes an undertakin	igned by the undersigned duly authorized person. g by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	l Exchange Commissi	ion, upon written		
Issu	er (Print or Type)	Signature	Date	•		
Yun	na Palms 1031, L.L.C.	Patricia a. Dellosso	12 13	13/06		
Nan	ne of Signer (Print or Type)	Title of Signer (Print or Type)	 -			
F'atr	icia A. DelRosso	President, Inland Real Estate Exchange Corporate Exchange, L.L.C., the sole member of Yuma Pal		of Yuma Palms		

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE										
i. Is any party described in 17 CFI of such rule?	ions ·	Yes	No							
i	See Appendix, Column	n 5, for state response.								
The undersigned issuer hereby u Form D (17 CFR 239.500) at su	indertakes to furnish to any state a ch times as required by state law.		hich this notice is fil	ed, a not	ice on					
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.										
Limited Offering Exemption (U	ts that the issuer is familiar with t JLOE) of the state in which this not of establishing that these conditions	otice is filed and understands t								
The issuer has read this notification undersigned duly authorized perso		ue and has duly caused this no	otice to be signed o	n its beh	alf by the					
ssuer (Print or Type)	Signature	_	Date 1.010							
Yuma Palms 1031, L.L.C.	Patricia	A. Vallosso	12/13/06							
Name (Print or Type)	Title (Print or Type)	-								
Patricia A. DelRosso	President, Inland Real Estate Exchange Corporation, the sole member of Yuma Palms									

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

		2	3	<u> </u>		4 5						
	to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)							
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
AL				Investors	Amount	IIIVCSIOIS	Amount					
AK				,								
AZ	:	⊠	Individual beneficial interests in Delaware	1	\$1,443,473.01	-0-	-0-		⊠			
 - -	ii 10 10 11 11		statutory trust \$863,118									
AR												
CA.		Ø	Individual beneficial interests in Delaware statutory trust \$863,118		\$ 1,116,610.66	-0-	-0-		⊠			
СЭ						_						
СГ												
DE		. 🗆		,								
DC												
F.L	<u>.</u> .					,						
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APPENDIX

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1	! Intend	2 to sell ccredited	3 Type of security and aggregate offering price		T.ma ad	4 f investor and		Disqual under Sta (if yes	ification ate ULOE , attach ation of
	investors	s in State -Item 1)	offered in state (Part C-Item 1)		amount pu	rchased in State : C-Item 2)		waiver	granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
MN				investors	Amount	Investors	Amount		
MS									
МО									
MT							-		
NE									
NV									
NH									
NJ									
NM									
NY									
NO							i		
CN.			, 						
O:H									
OK									
0.3		×	Individual beneficial interests in Delaware statutory trust \$863,118	1	\$750,000	-0-	-0-		⊠
PA	٦		<u> </u>						
RI	Ģ								
SC									
sib									
TIV			Individual beneficial interests in Delaware statutory trust	2	\$1,250,000	-0-	-0-		⊠
TX	Ò		\$863,118						
UT									
VΓ	- -				<u>. </u>				
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	APPENDIX											
	,	2	3			4		5				
	Intend to non-a investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)							
	(run i	- Keni I)	(Tare C-Item 1)	Number of	, trait	C-Item 2) Number of		(Tart E	-item 1)			
State	Yes	No		Accredited Investors	Amount	Non-Accredited Investors	Amount	Yes	No			
VΑ												
NΑ												
wv												
WI												
WΥ	П	П						П	П			

PR